

Frequently Asked Questions Concerning Verification of Agriculture for Farmworker Housing Permit

The permitting process for farmworker housing (FWH) involves multiple county departments. The San Diego County Department of Planning and Land Use (DPLU) is the primary county department in the process. The Department of Agriculture, Weights and Measures (AWM) assists in the permitting process by verifying active commercial agricultural operations on those who are pursuing FWH.

Q. Where do I start the process for seeking a building permit for farm worker Housing?

A. Since FWH is only permitting in areas with certain zoning specifications, the process begins with Zoning Department at DPLU. Visit the Zoning Department <http://www.sdcountry.ca.gov/dplu/locations.html> to obtain all preliminary information. After you complete your initial visit with Zoning, they will refer you to AWM for verification of agriculture.

Q. What qualifies as “agriculture” for the verification of agriculture?

A. To qualify for agricultural verification, you need to be producing an agricultural product commercially (selling your product). You will need to produce documentation to show that you receive an income from selling your product to others. Agricultural production as a hobby or for educational purposes such as 4H or FFA does not qualify as commercial agricultural production.

Agriculture includes the production, cultivation, growing, replanting, and harvesting of crops used for food or fiber, in addition to vermiculture, apiculture, horticulture, the raising of livestock, fur bearing animals, fish or poultry, and dairying.

Q. I have horses; can I qualify for verification of agriculture?

A. If you have sufficient income from breeding horses, you may qualify for verification of agriculture. If your income is derived from the boarding of horses only, you cannot qualify for verification of agriculture. This is because when you breed horse you are producing what the federal government considers an agricultural commodity. If you are boarding horses your income is derived by providing a service to others, not producing a commodity.

Q. Is there a certain level of income needed to qualify as a commercial agricultural operation?

A. Yes. Because the San Diego County Zoning Ordinance defines a farm employee (farmworker) as “any person who derives more than half of their total livelihood in the service of another person as an employee engaged in farming...” AWM checks to see that your commercial agricultural operation is of sufficient acreage and/or income to support a farmworker with at least 50% of his/her income. A “farm employee” does not include the owner or lessee of the particular property on which the agricultural operation is located.

Q. Besides income, are there other requirements for my employee in order to be considered a farm employee for FWH?

A. To be considered a farm employee/farmworker an employee must be engaged in activities directly associated with the farm operation for at least 50% of his/her work hours. A farm employee cannot be a person primarily engaged in construction, alteration, painting, or repair of a structure. A farm employee can be engaged in brush or timber clearing, land grading or leveling when such activity is being carried out in preparation for farming.

Q. What if I am just starting a commercial agricultural operation?

A. It is possible to qualify for a conditional verification of agriculture, if you have what is determined to be a sound business plan and have commenced preparatory activities such as purchase and installation of irrigation equipment, building of barns or pens, clearing or grading of the land with proper permitting.

Q. Are there costs involved with obtaining a verification of agriculture for FWH?

A. Yes. There is a \$100.00 administrative fee that is due with the Application for Verification of Agriculture (the Application for Verification of Agriculture is available at http://www.sdcounty.ca.gov/awm/docs/fw_hse_ver.pdf). If it is determined that a site visit is needed to complete the verification of agriculture, a fee of \$60/hour is charged for the travel time to and from the agricultural site plus the time for the visit itself.

Q. After I receive my verification of agriculture, what do I do next?

A. With your approved Verification of Agriculture in hand, you either return to Zoning at DPLU or you may contact the San Diego County Department of Housing and Community Development at (858) 694-8709 if you would like to participate in the Farmworker Housing Fee Waiver Program. [Note: You are not eligible to participate in the FWH fee waiver program if you have incurred Code Enforcement violations in regards to FWH.]

Please contact us (858)694-2858 or marcia.milam@sdcounty.ca.gov if you have additional questions or would like to pursue approval for verification of agriculture.



County of San Diego, Department of Agriculture, Weights and Measures

Verification of Agriculture Application

Name: _____ Parcel APN(s) _____

Mailing Address _____ Agricultural Operation Address _____

Phone Number(s) _____ Email _____

Is this for: ☐ Farm Employee Housing ☐ Other (explain) _____

Total Property Acres _____ How long have you owned this property? _____

Crop(s) Grown and Acreages _____

Do you have an Irrigation System for crops? Where does your water come from? (On-site well, County Water Authority) _____

Check if you have the following, and provide copies with your application:

☐ Tax Form Schedule F Profit or Loss from Farming for last _____ years ☐ Tax Form Schedule C Profit or Loss from Business for last _____ years

☐ Current bills of sale for the agricultural commodity produced ☐ Payroll Records for Farm Workers

☐ Certified Producer Certificate ☐ Nursery License ☐ Operator ID Number ☐ Restricted Materials Permit ☐ Organic Registration

☐ Other _____

Do you have plans to expand your operation? ☐ No ☐ Yes (please explain) _____

How do you sell your products? (Packing houses, Farmers' markets, etc) _____

I hereby affirm that the foregoing information is true and correct. I understand that I may be asked to verify the information associated with this application at any time. I understand that Verification of Agriculture for Farmworker Housing necessitates that the employee living on my property receive 51%, or more, of his or her income directly from agricultural employment. I understand that it is my responsibility to document this income.

Signature of Property Owner _____ Date _____

**** All fees must be paid and checks cleared before the issuance of a Verification of Agriculture. Make checks payable to County of San Diego. \$100 fee must accompany submittal of application and supporting documentation. \$60/hour site visitation fee will be assessed if necessary.**

The above referenced address is:

☐ VERIFIED as the site of an agricultural operation.

☐ VERIFIED WITH CONDITIONS - The applicant has indicated this is either a new operation or an existing operation that is under new ownership. This verification is conditioned such that one year from issuance the applicant must provide satisfactory evidence of a commercial farming operation. Failure to provide required documentation may result in permit being revoked.

☐ NOT VERIFIED as the site of agricultural operation. This application was denied because _____

Other Comments: _____

Printed Name of Reviewer _____ Title _____

Signature of Reviewer _____ Date: _____